City of Lafayette
City Council Special Meeting
Redevelopment Agency Special Meeting
ACTION MINUTES

Lafayette Community Center **May 20, 2009**
500 St. Mary's Road, Lafayette, California **5:30 pm**

1. CALL TO ORDER

Mayor Tatzin called the meeting to order at 5:35 pm.

2. ROLL CALL

Present: Council Members: Mayor Tatzin, Vice Mayor Andersson, Councilmembers Anderson, Anduri

Absent: Council Members: Federighi

Staff: Steven Falk, City Manager; Ann Merideth, Community Development Director; Joanne Robbins, City Clerk

3. ADOPTION OF AGENDA

ACTION: It was M/S/C to adopt the agenda. Vote: 4-0-1 (Ayes: Tatzin, Andersson, Anduri, Anderson; Noes: None; Absent: Federighi).

4. PUBLIC COMMENTS

None

5. OLD BUSINESS

Continued consideration of the Draft Lafayette Downtown Strategy and Specific Plan

Height and Density

The City Council reviewed the revisions from the May 18 special meeting, and agreed to the following:

- One of conditions for increased height will depend on the depth of the parcel.
- West End: No changes to May 18 revisions.
- Downtown Retail – North of Mount Diablo Boulevard:
  - West of Happy Valley Road: The height limit would be 25' by right / 35 feet with conditions / 43 feet with additional conditions.

- Between Happy Valley Road and G:
  - Eliminate E and extend C2 to freeway.
  - For parcels fronting on Mount Diablo Boulevard, the height limit would be 25 feet by right / 35 feet with conditions / 43 feet with additional conditions.
  - For the remaining parcels, the height limit would remain 35 feet by right.

- G: No change to May 18 revisions.

- Between G and Oak Hill Road:
  - C and D: No change to May 18 revisions.
  - For the remaining parcels: 35 feet by right.

- Between Oak Hill and First Street: For all parcels, the height limit would be 25 feet by right / 35 feet with conditions / 43 feet with additional conditions.

- Downtown Retail District – South of Mount Diablo Boulevard

  - Between west side of Diamond K and Mountain View Drive:
    - For parcels fronting on Mount Diablo Boulevard, the height limit would be 25 feet by right / 35 feet with conditions / 43 feet with additional conditions.
    - For the remaining parcels, the height limit would remain 35 feet by right.

  - C2: No change to May 18 revisions.

  - C and La Fiesta Square: The height limit would be 25 feet by right / 35 feet with conditions / 43 feet with additional conditions, including a condition of retail on the ground floor along the north side of Lafayette Circle.

  - For the remaining parcels, no change to May 18 revision.

- Downtown Residential and Downtown Residential West Districts: No change to May 18 revisions.

Public comments on height and density: Janet Thomas, Guy Atwood, Dave Bruzzone, Peter Gutzwiller, Erling Horn, Byrne Mathisen, Tom Chastain, Steve Cortese, Eliot Hudson, Gabriel Froymovich, George Burtt, Jay Lifson, Bobbie Frietas, George Riley, Maeve Pessis, Carol Singer, Mark Mitchell

City Manager Steve Falk recounted the Park Theater study and recent proposals. The Council discussed the feasibility of reusing the structure as a theater or community facility.

The Council discussed the remaining districts, and agreed to continue to use the Planning Commission recommendations as the base. The Council agreed to the following:

- Downtown Civic and Cultural District – North of Mount Diablo Boulevard:

  - A: The height limit would be 25 feet by right / 35 feet with conditions / 43 feet with additional conditions. The density would remain 35 du/acre.

- B: No change from Planning Commission recommendation.

- Downtown Civic and Cultural District – South of Mount Diablo Boulevard:
  - C1: Along Mount Diablo Boulevard, the height limit would be 25 feet by right / 35 feet with conditions / 43 feet with additional conditions. The density would remain 35 du/acre.
  - C1: Along Golden Gate Way, the height limit would be 35 feet by right / 43 feet with conditions. The density would remain 35 du/acre.
  - Along the north side of Golden Gate Way between Second Street and Mount Diablo Boulevard, the height limit would 25 feet by right / 35 feet with conditions. The density would remain 35 du/acre.
  - For the remaining parcels in the District, including those along Moraga Road, the height limit would remain 35 feet by right and 35 du/acre.

- Brown Avenue: For the entire District, the height limit would be 25 feet and the density would be 25 du/acre.

- East End District:
  - North of Mount Diablo Boulevard:
    - For parcels fronting on Mount Diablo Boulevard, the height limit would be 25 feet by right / 35 feet with conditions.
    - For parcels not fronting on Mount Diablo Boulevard, the height limit would be 35 feet by right.
    - The density would remain 35 du/acre.
  - South of Mount Diablo Boulevard: The height limit would be 25 feet by right / 35 feet with conditions. The density would remain at 35 du/acre.

- Gateway District:
  - A: For parcels fronting on Mount Diablo Boulevard, the height limit would be 25 feet by right / 35 feet with conditions. The density would remain 35 du/acre.
  - F: The height limit would be 25 feet by right and 25 du/acre.

- The Planning Commission should consider the following EIR Project and Alternatives:
  - The EIR Project would include the height and density revisions agreed to by the Council at the May 18 and May 20 meeting.
  - The No Project Alternative would be the current General Plan.
  - The Lower Intensity Alternative would have a 25-foot height limit by right with a 35-foot height limit with conditions and 35 du/acre throughout the downtown,

except in the two areas designated as F in the Planning Commission recommendations. These two areas would have a 25-foot height limit with 25 du/acre.

  - The Higher Intensity Alternative would be the heights and densities described in the Draft Plan.

- Staff will prepare the conditions for additional height, including defining setbacks and stepbacks, based on the staff recommendations for design principles in Attachment 2 of the May 9 Council report.

The Council discussed whether the height limit of 25 feet should be 26, 27 or 28 feet to accommodate higher ceiling heights in quality retail spaces. The Council continued discussion until the next special meeting on May 28.

Councilmember Anduri said he would not be at the May 28 meeting. He wanted to state what he thought was important to retain in the Plan: a bicycle network; enhancement of creek corridors; and parks.

6. ADJOURNMENT

The Council / Agency Board adjourned the meeting at 9:30 pm to its regular meeting on May 26, 2009.

APPROVED:

Don Tatzin

Don Tatzin, Mayor

ATTEST:

Joanne Robbins

Joanne Robbins, City Clerk